



**Department of Planning
Zoning & Building**

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West Palm Beach, FL 33406
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Planning Division 233-5300
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**Palm Beach County
Board of County
Commissioners**

Karen T. Marcus, Chair
Tony Masilotti, Vice Chairman
Jeff Koons
Warren H. Newell
Mary McCarty
Burt Aaronson
Addie L. Greene

County Administrator

Robert Weisman

*"An Equal Opportunity
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MEMORANDUM

TO: Wes Blackman, Chairman, and
Members of the Land Development Regulation Advisory
Board (LDRAB)

FROM: William Cross, Senior Planner *Bc*
Planning, Zoning and Building (PZB) Department

DATE: July 14, 2004

RE: Tuesday, July 20, 2004 LDRAB Agenda and Attachments

Please find attached the agenda and supporting materials to assist you in preparing for the LDRAB meeting on Tuesday, July 20, 2004. The meeting will be held in the PZB 4th Floor Conference Room, 100 Australian Avenue, West Palm Beach, Florida.

Please bring your copies of the Unified Land Development Code (ULDC) to facilitate the review of the proposed amendments.

If you should have any questions and/or require additional information, please contact me at (561) 233-5206, or Jane Bilka, Code Revision Secretary at (561) 233-5302.

Attachments:

1. July 20, 2004 LDRAB Agenda
2. Attachment A – July 6, 2004 LDRAB Minutes
3. Attachment B – (Proposed Scripps Amendments to Articles 3, 4, 5, 7 and 18)

cc: Barbara Alterman, Esq., Executive Director, PZB
Lenny Berger, Assistant County Attorney
Jon MacGillis, Interim Zoning Director
Robert Buscemi, R.A., Principal Planner

Ref: U:\zoning\CODEREV\2004\LDRAB\Meetings\07-20-04\7-20-04 LDRAB mtg memo.doc

AGENDA

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD LAND DEVELOPMENT REGULATION COMMISSION July 20, 2004

BOARD MEMBERS

Wes Blackman, AICP Chair

D. J. Snapp, III, Vice Chair

Barbara Katz

Barbara Suflas Noble

Rosa Durando

Wayne Larry Fish, P.S.M.

Maurice Jacobson

Charles Adams

Brian Waxman, Esq., Alternate

Frank Palen, Esq., Alternate

Joanne Davis

Ron Last, P.E.

John Glidden, R.A.

Stephen Dechert

Martin Klein, Esq.

Leonard Tylka, P.E.

Carmela Starace

David Carpenter, RLA

**Karen T. Marcus
Chair, District 1**

**Tony Masilotti
Vice Chair, District 6**

**Jeff Koons
Commissioner, District 2**

**Warren H. Newell
Commissioner, District 3**

**Mary McCarty
Commissioner, District 4**

**Burt Aaronson
Commissioner, District 5**

**Addie L. Greene
Commissioner, District 7**

**Robert Weisman
County Administrator**





LAND DEVELOPMENT REGULATION ADVISORY BOARD

Tuesday, July 20, 2004 AGENDA

100 Australian Avenue

4th Floor Conference Room, 3:00 p.m.

- A. Call to Order/Convene as the Land Development Advisory Regulation Advisory Board (LDRAB)
 - 1. Roll Call
 - 2. Additions, Substitutions, and Deletions
 - 3. Motion to Adopt Agenda
 - 4. Adoption of July 6, 2004 Minutes (Attachment A)
- B. ULDC Scripps Amendments (Attachment B)
 - Article 3 – Overlays & Zoning Districts
 - Article 4 – Use Regulations
 - Article 5 – Supplementary Standards
 - Article 7 – Landscaping
 - Article 18 – Definitions
- C. Convene as the Land Development Regulation Commission (LDRC)
 - 1. Proof of Publication
 - 2. Consistency Determinations
- D. Reconvene as the Land Development Regulation Advisory Board (LDRAB)
- E. Public Comments
- F. Staff Comments
- G. Adjourn

PALM BEACH COUNTY

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**

Minutes Of July 6, 2004 Meeting

On July 6, 2004 at 2:07 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB) met in the Fourth Floor Conference Room, at 100 Australian Avenue, West Palm Beach, Florida, for their regular meeting:

A) Call to Order/Convene as the Land Development Advisory Regulation Advisory Board.

1) Roll Call

Chairman Wes Blackman called the meeting to order at 2:07 p.m. Recording Secretary Jane Bilka called the roll.

Members Present

David Carpenter
Barbara Katz
Barbara Noble
Carmela Starace
Stephen Dechert
Martin Klein
Larry Fish
Maurice Jacobson
Wes Blackman
Brian Waxman (alternate) *
Joanne Davis
Ron Last
Leonard Tylka
D.J. Snapp
Rosa Durando

Members Absent

John Glidden
Charles Adams
Frank Palen (alternate) *
Marvin Manning

Members Present - 15

Members Absent - 4

*Includes 2 alternates

COUNTY STAFF PRESENT:

Robert T. Buscemi, R.A, Principal Planner, Zoning
William Cross, Senior Planner, Zoning
Chris Barry, Planner I, Zoning
Izabela Aurelson, Planner I, Zoning
Jane Bilka, Code Revision Secretary
Donna Westacott, Zoning Technician, Zoning
Jamie Marcus – Intern, Zoning
Willie Swoope, Impact Fee Coordinator
David Flinchum, Principal Planner, Zoning
George Galle, Landscape Inspector, Zoning
Lenny Berger, Assistant County Attorney
Isaac Hoyos, Principal Planner, Planning

2) Additions, substitutions and deletions

There were no additions, substitutions and deletions.

3) Motion to adopt agenda

A motion was made by Carmella Starace and seconded by Martin Klein to adopt the agenda. The motion passed unanimously (15-0).

4) Adoption of June 10, 2004 LDRAB Minutes

Motion to adopt as amended, by Maurice Jacobson, seconded by Carmela Starace. The motion passed unanimously (15-0).

B) ULDC Amendments

1) Article 7 – Landscaping (Attachment B)

Item #1, Tbl. 7.C.3.-1, page 1 of 4 – the section applying to “Pervious Surface Area” was pulled to allow staff to perform additional research pertaining to earlier Citizen Task Force (CTF) approval.

Items 8, Art. 7.E.7, Restoration and Maintenance, 11a, Art. 7.H.3.A, Fines, and, 11b, Art. 7.H.3.C, Additional Sanctions, were amended as indicated on the Addendum to Attachment B, Page 1 of 1.

Motion to approve as amended by D.J. Snapp, seconded by Martin Klein. The motion passed (14 – 1). Rosa Durando voted nay.

2) Article 8 – Signs (Attachment C)

Motion to approve by Carmela Starace, seconded by Maurice Jacobson. The motion passed unanimously (15-0).

3) Article 13 – Impact Fees (Attachment D)

Motion to approve by Martin Klein, seconded by Maurice Jacobson. The motion passed unanimously (15-0).

C) Convene as the Land Development Regulation Commission (LDRC)

1) Proof of Publication

Motion to approve by Carmela Starace, seconded by Martin Klein. The motion passed unanimously (15-0).

2) Consistency Determinations

Isaac Hoyos, Principal Planner of the Planning Division stated that the proposed amendments were consistent with the Comprehensive Plan.

Motion to approve as amended, by Barbara Katz, seconded by Maurice Jacobson. The motion passed unanimously (15-0).

D) Reconvene as the Land Development Regulation Advisory Board (LDRAB)

E) Public Comments

There were no public comments.

F) Staff Comments

Staff proposed to schedule a special meeting regarding Scripps Amendments on July 20, 2004.

Dave Flinchum, Principal Planner, explained the Architectural Review Process and Guidelines.

G) Adjourn

The Land Development Regulation Advisory Board meeting adjourned at 3:08 p.m.

Recorded tapes of all Land Development Regulation Advisory Board are kept on file in the Palm Beach County Zoning/Code Revision office.

SCRIPPS TRACKING
SUMMARY OF AMENDMENTS
Revised 07/14/04

#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment																																																																																																																																																																																																												
1 6/10/04 LDRAB	Art. 3.A.1.B.1 Overlays Page 11 of 125	1. Overlays SCO <u>SCGCFO</u> Sugar Cane <u>Growers Cooperative of Florida</u> Protection Area Overlay	Amendment – To be consistent with the Plan.																																																																																																																																																																																																												
2 6/10/04 LDRAB	Art. 3.B.12 SCO, Sugar Cane Overlay Page 25 of 125	Section 12 SCO <u>SCGCFO</u> , Sugar Cane <u>Growers Cooperative of</u> <u>Florida Protection Area</u> Overlay A. Purpose and Intent The purpose and intent of the SCO <u>SCGCFO</u> is to maintain the integrity of bona fide agricultural operations related to the cultivation and processing of sugar cane, by prohibiting the encroachment of incompatible land uses or activities. It will also provide opportunities for the inclusion of related accessory and supporting uses and/or activities in close proximity to the existing mill. B. Boundaries The SCO <u>SCGCFO</u> includes all of Sections 21 and 28, the eastern half of Sections 20 and 29, Township 43 Range 37, excluding completely the western half of Section <u>s</u> 20 and 29. C. Use Regulations The following uses shall be permitted in the SCGCFO, subject to Art. 4.A, Use Classification.	Amendment – To be consistent with the Plan.																																																																																																																																																																																																												
3 6/10/04 LDRAB	Tbl. 3.E.1.B-10 PDD Use Matrix Page 56 of 125	See table below:	Amendment – Added Work/Live Space as a permitted use to PIPD Industrial Use Zone.																																																																																																																																																																																																												
<div>Table 3.E.1.B.10 – PDD Use Matrix</div> <table><tr><th rowspan="4">Use Type</th><th colspan="5">PUD</th><th colspan="7">MUPD</th><th colspan="4">MXPD</th><th colspan="3">PIPD</th><th></th><th></th><th></th></tr><tr><th colspan="5">Pods</th><th colspan="7">Land Use Designations</th><th colspan="4">Land Use Designations</th><th colspan="3">Use Zone</th><th></th><th></th><th></th></tr><tr><td>R</td><td>C</td><td>R</td><td>C</td><td>A</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>I</td><td>I</td><td>C</td><td>C</td><td>C</td><td>C</td><td>I</td><td>C</td><td>I</td><td>M</td><td>R</td><td></td></tr><tr><td>E</td><td>O</td><td>E</td><td>I</td><td>G</td><td>L</td><td>H</td><td>L</td><td>H</td><td>R</td><td>N</td><td>N</td><td>L</td><td>H</td><td>L</td><td>H</td><td>N</td><td>O</td><td>N</td><td>H</td><td>V</td><td>O</td></tr><tr><td></td><td>S</td><td>M</td><td>C</td><td>V</td><td>R</td><td></td><td></td><td>O</td><td>O</td><td></td><td>D</td><td>S</td><td></td><td></td><td>O</td><td>O</td><td>D</td><td>M</td><td>D</td><td>P</td><td>P</td><td>T</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>/</td><td></td><td></td><td></td><td></td><td></td><td></td><td>T</td><td></td><td></td><td></td><td></td><td>/</td><td></td><td>/</td><td>D</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>P</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>L</td><td></td><td>G</td><td></td><td></td><td></td></tr><tr><td colspan="23">Commercial Uses</td></tr><tr><td>Work/Live Space</td><td></td><td>P</td><td></td><td></td><td></td><td>P</td><td>P</td><td>P</td><td>P</td><td></td><td></td><td></td><td>P</td><td>P</td><td>P</td><td>P</td><td><u>P</u></td><td>P</td><td></td><td></td><td></td><td>141</td></tr></table>				Use Type	PUD					MUPD							MXPD				PIPD						Pods					Land Use Designations							Land Use Designations				Use Zone						R	C	R	C	A	C	C	C	C	C	I	I	C	C	C	C	I	C	I	M	R		E	O	E	I	G	L	H	L	H	R	N	N	L	H	L	H	N	O	N	H	V	O		S	M	C	V	R			O	O		D	S			O	O	D	M	D	P	P	T						/							T					/		/	D	D	E						P												L		G				Commercial Uses																							Work/Live Space		P				P	P	P	P				P	P	P	P	<u>P</u>	P				141
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4 6/10/04 LDRAB	Tbl. 3.E.1.B-10 PDD Use Matrix Page 60 of 125	See table below:	Amendment – Added Laboratory, Research as a requested use in certain MXPD Land Use designation and PIPD Commercial Use Zone.																																																																																																																																																																																																												

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LDRAB/LDRC

July 20, 2004

Attachment “B”, Page 1 of 12

SCRIPPS TRACKING
 SUMMARY OF AMENDMENTS
 Revised 07/14/04

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5	Art.3.E.1.D.3 Regulating Plan Page 64 of 125	3. Regulating Plan All planned developments, and the effected <u>affected</u> area of modifications to previously approved planned developments, shall submit a regulating plan, consistent with the PBC Zoning Division Technical Manual, consisting of a comprehensive graphic and written description of the project. <u>a. Contents</u> At a minimum, the regulating plan shall consist of the following information, drawn to scale or labeled with dimensions: <u>1)a-</u> street cross sections, including sidewalks, bike lanes, street trees, on street parking and lighting; <u>2)b-</u> typical lot layouts for each housing type, including building envelope, screen enclosure/pool setbacks, and driveway access; <u>3)c-</u> focal point details; <u>4)d-</u> landscape buffer details (plan view and cross section); <u>5)e-</u> median landscape detail, if applicable; <u>6)f-</u> bus shelter detail, if applicable; <u>7)g-</u> master sign plan; <u>8)h-</u> elevations, if submitted pursuant to Art. 5.C, Design Standards; <u>9)i-</u> pedestrian circulation plan in accordance with Art. 3.E, Planned Development Districts (PDDs); <u>10)j-</u> phasing plan in accordance with Art. 2.D.1, Development Review Process, <u>11)k-</u> screening details; <u>12)l-</u> exemplary features; <u>13)m-</u> public amenities; <u>14)n-</u> details of entry features; and <u>15)o-</u> neighborhood parks. ÷ <u>b. Design Guidelines Alternative</u> <u>A regulating plan shall not be required, subject to BCC approval of design guidelines that address the design theory, criteria and development standards of the provisions of Art. 3.E.1.D.3.a – o.</u>	Amendment – Add provision of alternative to regulating plan.																																																																																																																																																																																																													

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SCRIPPS TRACKING
SUMMARY OF AMENDMENTS
Revised 07/14/04

#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment																								
6 6/10/04 LDRAB	Art.3.E.3.D.1 Work/Live Space Page 83 of 125	<p>1. Work/Live Space</p> <p>A space within a mixed use building that is used jointly for residential, and commercial and/or industrial purposes, where the residential space is accessory to the primary use as a place of work. Work/Live spaces shall comply with the following supplemental use standards:</p> <p>Accessory work/live units spaces may be permitted in a MUPD, MXPD, commercial pod of a PUD, commercial and industrial pods of a PIPD, or a TMD as follows:</p> <ol style="list-style-type: none">1) Accessory work/live units s shall not exceed 1,000 square feet of living area;2) A minimum of 10 percent of the living area of a work/live unit shall be designated as office space;3) Work/live space in a TMD s shall be counted as non-residential square footage;4) The maximum number of units allowed in a PDD are is indicated in Table 3.E.3.D-21, Work/Live PDD;5) The maximum number of units allowed by the DRO in a PDD are is indicated in the Table 3.E.3.D-21, Work/Live <u>Units Spaces</u> PDD. The maximum number of units allowed by the DRO in a TMD are is indicated in the Table 3.E.3.D-21.a, Work/Live <u>Units Spaces</u> TMD; and6) <u>Units Work/live spaces</u> in excess of the maximum number allowed by the DRO shall be a Requested Use.	Amendment – To allow industrial uses and delete limitation to TMD.																								
7 6/10/04 LDRAB	Table 3.E.3.D-21 Work/Live Units PDD Page 84 of 125	<table><tr><th colspan="6">Table 3.E.3.D-21 - Work/Live <u>Units Space</u> PDD</th></tr><tr><th>FLU Designation</th><th>CL/Commercial Pod in a PUD</th><th>CH</th><th>CLO</th><th>CHO</th><th>IND (1)</th></tr><tr><td>Number of Units</td><td>1/acre</td><td>5/acre</td><td>3/acre</td><td>3/acre</td><td>3/acre</td></tr><tr><td>DRO</td><td>8</td><td>24</td><td>24</td><td>24</td><td>24</td></tr></table> <p>(1) Limited to commercial and light industrial pods in a PIPD only. (1) Limited to a commercial pod in a PIPD only.</p>	Table 3.E.3.D-21 - Work/Live <u>Units Space</u> PDD						FLU Designation	CL/Commercial Pod in a PUD	CH	CLO	CHO	IND (1)	Number of Units	1/acre	5/acre	3/acre	3/acre	3/acre	DRO	8	24	24	24	24	Amendment – To add light industrial and delete redundant note.
Table 3.E.3.D-21 - Work/Live <u>Units Space</u> PDD																											
FLU Designation	CL/Commercial Pod in a PUD	CH	CLO	CHO	IND (1)																						
Number of Units	1/acre	5/acre	3/acre	3/acre	3/acre																						
DRO	8	24	24	24	24																						
8 6/10/04 LDRAB	Table 3.E.3.D-21.a Work/Live Units TMD Page 84 of 125	Table 3.E.3.D-21.a - Work/Live <u>Units Space</u> TMD	Amendment – Corrected heading.																								
9 6/10/04 LDRAB	Art.3.E.5.A.1 Purpose and Intent Page 87 of 125	<p>1. Purpose and Intent</p> <p>The purpose of the PIPD district is to create an industrial development alternative, which provides employment opportunities <u>for industries, manufacturing, research development</u> and encourages internal trip capture by offering commercial services and residential support <u>uses. Support uses, such as hotels, offices, commercial, institutional, and residential are intended to serve the PIPD workforce, and other residential populations.</u></p>	Amendment – To define employment opportunities and clarify support uses.																								
10 6/10/04 LDRAB	Art.3.E.5.B.2.b Proximity to Other Uses Page 87 of 125	<p>b. Proximity to Other Uses</p> <p>A PIPD with a residential pod shall be limited in size and design to allow residents to walk from residential to commercial service uses within 1,320 feet. A residential pod in a PIPD shall be located within 1,320 feet of commercial or personal service uses. A pedestrian accessible route shall be provided. This requirement shall be met by 100 percent of the housing units <u>all residential pods</u> in a PIPD.</p> <p>1) Measurement of Distance</p> <p><u>For the purpose of this Section, distance shall be measured by drawing a straight line between the property line of a residential pod to the property line of the pod where the commercial/personal services are located.</u></p>	Amendment – To clarify location requirements and method of measurement.																								

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SCRIPPS TRACKING
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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
11	Art.3.E.5.D Property Development Regulations (PDRs) Page 88 of 125	D. Property Development Regulations (PDRs) The minimum lot dimensions, minimum and maximum density , maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.5.D-26, PIPD Property Development Regulations:	Scrivener's error – Density not indicated in referenced table.
12	Tbl.3.E.5.D-26 PIPD Property Development Regulations Page 88 of 125	See table below.	Amendment – To add civic PDR's.

Table 3.E.5.D-26 - PIPD Property Development Regulations									
Pods	Lot Dimensions			Max. FAR	Maximum Building Coverage	Setbacks			
	Size	Width and Frontage	Depth			Front	Side	Street	Rear
Light Industrial	1 ac	100	200	.45	30%	25	C – 15 R – 40	25	C – 15 R – 40
General Industrial	2 ac	200	200	.45	30%	25	C – 20 R – 40	25	C – 20 R – 40
Commercial	Apply MUPD, MXPd or TMD regulations								
Residential	Apply PUD regulations								
Recreation	Apply PUD Recreation Pod and Neighborhood Park regulations								
Civic	Apply PUD Civic regulations								

Notes to Table 3.E.5.D-26, PIPD Property Development Regulations:

C - Indicates the required building setback for land uses abutting a non-residential zoning district, a civic, mixed-use commercial, or industrial pod, or a recreation area.

R - Indicates the required building setback for land uses abutting a residential zoning district or a residential pod.

13	Art.3.E.5.D.1 Setbacks Page 88 of 125	1. Setbacks Land uses, which abut open space 40 feet in width or greater , may substitute a 20 foot side or rear setback if a 40 foot setback is required.	Scrivener's error – Corrected grammar.
14	Art.3.E.5.E.1 Industrial Page 88 of 125	1. Industrial Pods An industrial pod is intended to provide areas an industrial pod is for light and general Industrial uses, and accessory uses . a. Use Regulations Uses shall be permitted in accordance with pursuant to Use Regulation Schedule Table 3.E.1.B-10, PDD Use Matrix, Art. 4: Use Regulations; and, Art. 3.E.5.F, SCO PIPD.	Amendment – To define Accessory Overnight Accommodation and clarify uses permitted.

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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
15	Art.3.E.5.E.2 Commercial Pod Page 88 of 125	<p>2. Commercial Pod A commercial pod is intended to provide commercial service, retail and professional office uses to serve the needs of the population and workforce within a PIPD.</p> <p>a. Use Regulations <u>Uses shall be permitted in accordance with Table 3.E.1.B-10-PDD Use Matrix, Art. 4; Use Regulations; and, Art. 3.E.5.F, SCO PIPD.</u></p> <p>b. Additional Requirements Commercial uses within a PIPD shall comply with the following additional use regulations: a-1) Outdoor Storage Outdoor storage of any merchandise, equipment, refuse or similar material shall be prohibited. b-2) Outdoor Speakers No outdoor loudspeaker systems shall be permitted.</p> <p>c. Mixed-use Mixed-use development is intended to provide residential and commercial land uses integrated vertically into one building or horizontally into groups of buildings. A PIPD with a BCC approval for a commercial pod may apply to the DRO to re-designate the pod as a mixed-use pod on the master plan. A mixed-use development in a PIPD shall comply with the following:</p> <p>1) Thresholds A mixed-use development shall have a minimum land area equal to or larger than five acres or a minimum GFA of 50,000 square feet.</p> <p>2) Development Regulations A mixed-use pod shall comply with the requirements for a MXPD or TMD.</p>	Amendment – To clarify permitted uses for a commercial pod.
16 6/10/04 LDRAB	Art.3.E.5.E.3 Residential Pod Page 89 of 125	<p>3. Residential Pod A residential pod is intended to provide areas for residential housing, <u>including units</u> to aid in accommodating the work force of a PIPD. A residential pod shall comply with the regulations indicated in Table 3.E.2.D-16, PUD Property Development Regulations.</p> <p>a. Use Regulations <u>Uses shall be permitted in accordance with the provisions for a PUD Residential Pod, indicated under Table 3.E.1.B-10-PDD Use Matrix; Art. 4, Use Regulations; and, Art. 3.E.5.F, SCO PIPD.</u></p> <p>ab. Transitional Land Uses Housing or recreational land uses shall be located between the PIPD and adjacent residential uses outside of the PIPD, as determined by PZB to provide a transitional area between on-site nonresidential uses and adjacent residential land uses.</p>	Amendment – To clarify permitted uses for a residential pod.

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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
17	Art.3.E.5.E.4 Recreation Pod Page 89 of 125	<p>4. Recreation Pod A PIPD with a residential pod shall provide recreation uses based on the number of units provided. Site improvements shall be provided in accordance with Art. 5.D, Parks and Recreation Rules and Recreation Standards.</p> <p>a. Use Regulations <u>Uses shall be permitted in accordance with the provisions for a PUD Recreation Pod, indicated under Table 3.E.1.B-10-PDD Use Matrix; Art. 4, Use Regulations; and, Art. 3.E.5.F, SCO PIPD.</u></p> <p>ab. Location A recreation pod shall not have vehicular access from an arterial or collector that is not part of the interior circulation system of the PIPD. No recreation facility shall maintain direct physical access to any arterial or collector bordering or traversing the PIPD.</p> <p>bc. Recreation Area In residential pods, recreation areas shall be provided in accordance with Art. 5.D, Parks and Recreation Rules and Regulations Standards, for use by the residents of the pod and their guests.</p> <p>cd. Neighborhood Park Neighborhood parks shall be provided in residential pods developed in accordance with Table 3.E.2.D-16, PUD Property Development Regulations.</p>	Amendment – To clarify permitted uses for a recreation pod.
18	Art.3.E.5.E Pods Page 89 of 125	<p>E. Pods</p> <p>5. Civic Pod <u>A Civic pod is intended to provide areas for the provision of civic needs for residents and the workforce of a PIPD.</u></p> <p>a. Use Regulations <u>Uses shall be permitted in accordance with the provisions for a PUD Civic Pod, indicated under Table 3.E.1.B-10-PDD Use Matrix; Art. 4, Use Regulations; and, Art. 3.E.5.F, SCO PIPD.</u></p>	Amendment – To add provision for civic uses in a PIPD.
19	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125	<p>F. SCO PIPD</p> <p>1. Purpose and Intent <u>The SCO PIPD is intended to implement the SCO provisions of the Plan. The purpose of the SCO is to allow for research, development, manufacturing activities and support services within a sustainable community. The SCO requires an integrated mix of uses that provide support for a scientific community that promotes economic development, while preserving and enhancing natural resources.</u></p>	Amendment – To add provisions for SCO
20	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	<p>2. Applicability <u>The provisions of the SCO PIPD shall apply to the SCO boundaries identified in the Plan.</u></p>	Defines the boundaries of the affected area.
21	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	<p>3. Conflict with Other Applicable Regulations <u>If a conflict exists between the SCO provisions and other Articles in this Code, the SCO provisions shall prevail except where superceded by state or federal laws.</u></p>	Clarifies SCO provisions shall prevail where applicable.

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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
22	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	4. Application Requirements a. Site Plan <u>BCC site plan approval for requested uses shall not be required, subject to the following:</u> <u>1) The location of each requested use shall be depicted on the master plan.</u> <u>2) A site plan shall be approved by the DRO for each requested use.</u>	Provides for alternative application requirements for site plan approval.
23	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	5. Property Development Regulations a. Setbacks <u>1). The setback from property lines adjacent to a water management tract or open space 100 feet in width or greater may be reduced to zero, subject to the following conditions:</u> <u>a) The adjacent water management tract or open space shall be located within the boundaries of the PIPD.</u> <u>b) The portion of the building or structure to which the reduced setback is applied shall be located a minimum of 200 feet from the boundary of the PIPD.</u> <u>c) The required landscape buffer may be waived, however, the landscape material that would have been required shall be relocated to other portions of the affected property, in accordance with an ALP.</u> <u>2) The street setback may be reduced to the width of the R.O.W. buffer.</u>	Provides for reduced setbacks within the overall boundary of the PIPD.
24	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	b. FAR <u>The FAR within an individual pod may exceed the stated standard as long as the overall FAR of the entire project does not exceed 0.45 based on the net developable non-residential land area in the PIPD.</u>	
25	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	c. Density <u>The density shall be based on the gross residential land area for the overall PIPD, and any density provided through a density bonus program, with no minimum or maximum density for pods with residential uses.</u> 1). Mixed Use <u>A minimum of 75 percent of the residential units allocated to a mixed-use pod shall be vertically integrated.</u>	Clarifies density calculation methodology and requires vertical integration for mixed use pods.
26	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	d. Land Use Mix <u>The SCO PIPD shall not be subject to the provisions of Table 3.E.5.C-25 – PIPD Land Use Mix.</u>	Required to accommodate SCO and EDC Plan requirements.

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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
27	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	6. Accessory Overnight Accommodation (AOA) <u>Accessory overnight accommodation may be provided in a Light Industrial pod, subject to the following:</u> a. Density <u>One unit per 100,000 square feet of research laboratory space in each pod shall be permitted.</u> b. Floor Area <u>Each unit shall not exceed 1,000 square feet of GFA.</u> c. Kitchen or Cooking Facilities <u>A kitchen within each unit or a communal cooking facility shall be permitted.</u> d. Compatibility <u>Units shall be architecturally compatible in character and materials with the principal structure(s).</u> e. Setbacks <u>Units shall be subject to the minimum setbacks applicable to the principal structure.</u>	To define Accessory Overnight Accommodati on.
28	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	7. Work/Live Space <u>Work/live spaces shall be permitted in accordance with the provisions of Art. 3.E.3.D.1, Work/Live Space.</u> a. DRO Approval <u>The maximum building area for Work/Live Spaces in an individual pod shall not exceed 10 percent of the intensity (non-residential building square footage) allocated to the pod.</u>	To allow work/live spaces in an industrial pod and increase number permitted subject to DRO approval.
29	Art. 3.E.5 Planned Industrial Park Development (PIPD) Page 89 of 125 Continued	8. R-O-W Buffer Deviations <u>A maximum 50 percent width reduction and/or deviations from Planting Pattern and Shrub Hierarchy requirements may be permitted subject to DRO approval of an ALP, and the following:</u> a. BCC Approval <u>Pods eligible for deviations shall be indicated in the BCC approved design guidelines.</u>	To provide an urban streetscape for specific pods.

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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
30	Art.4.B.1.A.134 Utility, Minor Page 83 of 149	<p>134. Utility, Minor Mechanical equipment associated with utility distribution, collection, or transmission networks, required by their nature to be relatively dispersed throughout their service area other than electric generation and transmission voltage facilities, Typical uses include gas and water regulators, electrical distribution substations, sewage lift stations, telephone exchange buildings, and communication substations.</p> <p>a. Floor Area</p> <p>1) Residential Districts A maximum of 3,000 square feet of gross enclosed floor area.</p> <p>2) Non-residential Districts <u>A maximum of 10,000 square feet of gross enclosed floor area.</u></p> <p>3) A minor utility exceeding either standard above may be approved as a Class A Conditional Use or a Requested Use.</p> <p>b. Buffer A minor utility shall be located and buffered to ensure compatibility with surrounding land uses. Adequate <u>Increased</u> setbacks, screening, and buffering around the utility may be required to ensure compatibility.</p> <p>c. Lift Station</p> <p>1) New Subdivisions Facilities located in new subdivisions shall be subject to DRO approval concurrent with the subdivision approval.</p> <p>2) Streets Facilities located within streets or utility easements shall not be subject to DRO approval.</p>	Amendment – To provide separate standards for residential and non-residential districts, and an optional approval process to accommodate larger minor utilities.
31 6/10/04 LDRAB	Art.4.B.1.A.141 Work/Live Space Page 89 of 149	<p>141. Work/Live Space A space within a mixed use building that is used jointly for residential, and commercial <u>and/or industrial</u> purposes, where the residential space is accessory to the primary use as a place of work.</p> <p>a. Floor Area Shall not exceed 1,000 square feet of living area.</p> <p>b. Office Space A minimum of ten percent <u>of the living area</u> shall be designated as office space.</p> <p>c. TMD-PDDs Shall be counted as non-residential square footage.</p>	Amendment – To allow for industrial uses and to clarify as non-residential use.

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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
32	Art.4.D.5.c Off-site Removal Page 131 of 149	<p>c. Off-site Removal A minimum of 90 percent of the fill shall be used on site, unless unusual site conditions exist. If the applicant must remove more than ten percent of the fill from the site, then use approval shall be required as follows:</p> <p>d.1)Excavation Necessary to Implement a Final Development Order Removal of Excess Fill If an excess of ten percent of fill is proposed to be removed from a site and no unusual conditions exist justifying removal of more than ten percent of the excavated material, as specified in Art. 4.D.5.E, Type II Excavation, then the excavation shall be considered a Type IIIA mining operation. This exception applies only to sites located within the Urban Service Area or a site in the rural service area which has a valid development order approved prior to the effective date of this ordinance. The applicant shall apply for a Class A Conditional use <u>or Requested Use approval for a Type III A excavation</u> pursuant to the standards of Art. 2.B.2, Conditional and Requested Uses, and shall comply with the following standards: 1) Art. 4.D.8.A., Operational Standards and Requirements, 2) Littoral; 3) Upland Reclamation Standards in Art. 4.D.8.E, Maintenance and Monitoring; 4) Maintenance and Monitoring requirements for excavated areas, and littoral plantings in Art. 4.D.8.E, Maintenance and Monitoring; 5) Buffer requirements in Art. 4.D.5.F.<u>7.b.c)</u>, Type III Excavation; and 6) Setbacks shall be provided pursuant to Type II setback requirements in Art. 4.D.5.E.3, Separations and Setbacks.</p> <p>1)a)Frontage The development shall have direct frontage on and access to a collector or arterial street depicted on the County's Thoroughfare Identification Map.</p> <p>2)b)Location The following <u>Type IIIA</u> standards shall apply, unless required waived by the BCC after a finding of fact that waiver of these standards will not violate the compatibility standards, Separation from other land uses; and minimum acreage requirement pursuant to Art. 4.D.5.F.7, Compatibility Standards.</p>	Amendment – To clarify application procedures for Type II Excavations removing more than 10% of fill off site.
33	Art.4.D.5.D.e Excavation, Performed by Public Agency, To Provide Drainage For A Public Street Page 131 of 149	<p>e.d. Excavation, Performed by Public Agency, To Provide Drainage For A Public Street</p>	Amendment - Renumbered
34 6/10/04 LDRAB	Art.5.G.2.H.2.a. Related to Quality as a Receiving Area Page 58 of 63	a. Be located within the U/S Tier <u>or Scientific Community Overlay</u> ;	Amendment – To allow TDRs in the Scientific Community Overlay
35	Art.7.Appendi x D Checklist Of Standards That Can Be Altered With An Approved ALP Page 50 of 52	See table below.	Amendment – To allow R-O-W Buffer deviations within the SCO PIPD.

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Table 7 – Appendix 4 - Checklist of Standards for ALP																																																																															
<table><tr><th></th><th>Specific Regulation</th><th>Standard can be modified with an approved ALP</th></tr><tr><td colspan="3">Plant Quality and Quantity</td></tr><tr><td colspan="3">Perimeter Buffers</td></tr><tr><td>Trees</td><td></td><td>No</td></tr><tr><td>Minimum Number of Canopy Trees</td><td>1 tree per 25 lineal ft.</td><td></td></tr><tr><td rowspan="4">Minimum Shrub Percentage of Buffer Length (R-O-W Buffer)</td><td>100 percent for ground cover</td><td rowspan="4"></td></tr><tr><td>50 percent for small</td></tr><tr><td>25 percent for medium</td></tr><tr><td>25 percent for large</td></tr><tr><td>Spacing for Hedges</td><td>24 in. on center</td><td>Yes</td></tr><tr><td colspan="3">R-O-W Buffers</td></tr><tr><td rowspan="2">Minimum Width</td><td>20 ft. (100+ ft. R-O-W)</td><td rowspan="2">No <u>1</u></td></tr><tr><td>15 ft. (0-99 ft. R-O-W)</td></tr><tr><td>Planting Pattern</td><td>Minimum 50 percent of buffer width in meandering pattern</td><td>No <u>1</u></td></tr><tr><td rowspan="3">Shrub Hierarchy</td><td>U/S Tier: 3 shrub types</td><td rowspan="3">No <u>1</u></td></tr><tr><td>AGR and Glades Tiers: 4 shrub types.</td></tr><tr><td>Exurban and Rural Tiers: 4 shrub types</td></tr><tr><td>Clustering</td><td>Allowed if clusters 40 ft. apart; on property with 300 ft. of frontage and have trees of varied height</td><td>Yes</td></tr><tr><td rowspan="2">Walls and Fences</td><td>R-O-W Setback: 10 ft.</td><td>Yes</td></tr><tr><td>75 percent of landscaping must be on the exterior side</td><td>Yes</td></tr><tr><td>Width reduction</td><td>May be reduced 50 percent if separated from street by open space, canal or lake with a min. 80 ft. width</td><td>Yes</td></tr><tr><td colspan="3">Compatibility Buffers</td></tr><tr><td>Required Location</td><td>Between all compatible use types (except Single Family residential)</td><td></td></tr><tr><td>Minimum width</td><td>5 ft.</td><td></td></tr><tr><td>Minimum height</td><td>3 ft.</td><td></td></tr><tr><td>Incompatibility Buffers</td><td></td><td>No</td></tr><tr><td rowspan="3">Buffer types</td><td>1: 10 ft. wide/6 ft. high</td><td rowspan="3"></td></tr><tr><td>2: 15 ft. wide/6 ft. high</td></tr><tr><td>3: 20 ft. wide/6 ft. high. Wall required</td></tr><tr><td>Buffer Type</td><td>Based on differences in height and use</td><td></td></tr><tr><td>Maximum Tree Spacing</td><td>20 ft. on center</td><td></td></tr></table>					Specific Regulation	Standard can be modified with an approved ALP	Plant Quality and Quantity			Perimeter Buffers			Trees		No	Minimum Number of Canopy Trees	1 tree per 25 lineal ft.		Minimum Shrub Percentage of Buffer Length (R-O-W Buffer)	100 percent for ground cover		50 percent for small	25 percent for medium	25 percent for large	Spacing for Hedges	24 in. on center	Yes	R-O-W Buffers			Minimum Width	20 ft. (100+ ft. R-O-W)	No <u>1</u>	15 ft. (0-99 ft. R-O-W)	Planting Pattern	Minimum 50 percent of buffer width in meandering pattern	No <u>1</u>	Shrub Hierarchy	U/S Tier: 3 shrub types	No <u>1</u>	AGR and Glades Tiers: 4 shrub types.	Exurban and Rural Tiers: 4 shrub types	Clustering	Allowed if clusters 40 ft. apart; on property with 300 ft. of frontage and have trees of varied height	Yes	Walls and Fences	R-O-W Setback: 10 ft.	Yes	75 percent of landscaping must be on the exterior side	Yes	Width reduction	May be reduced 50 percent if separated from street by open space, canal or lake with a min. 80 ft. width	Yes	Compatibility Buffers			Required Location	Between all compatible use types (except Single Family residential)		Minimum width	5 ft.		Minimum height	3 ft.		Incompatibility Buffers		No	Buffer types	1: 10 ft. wide/6 ft. high		2: 15 ft. wide/6 ft. high	3: 20 ft. wide/6 ft. high. Wall required	Buffer Type	Based on differences in height and use		Maximum Tree Spacing	20 ft. on center	
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<u>Note:</u> <u>1. Deviations from Minimum Width, Planting Pattern and Shrub Hierarchy shall be permitted in the SCO in accordance with Art. 3.E.5.F.8, R-O-W Buffer Deviations.</u>																																																																															
36	Art.18.A.2.A Definitions Page 3 of 38	<u>Accessory Overnight Accommodation (AOA): A limited service overnight facility for visiting researchers, scientists and dignitaries.</u>	Amendment – Add new definition.																																																																												

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#	ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
37	Art.18.A.3 Abbreviations and Acronyms Page 35 of 38	<u>AOA</u> <u>Accessory Overnight Accommodation</u>	Amendment – Add new abbreviation.
38	Art.18.A.3 Abbreviations and Acronyms Page 35 of 38	<u>EDC</u> <u>Economic Development Center</u>	Amendment – Add abbreviation from the Plan.
39	Art. 18.A.3 SCO [Related to Abbreviations and Acronyms] Page 37 of 38	<u>SCO</u> <u>SCGCFO</u> Sugar Cane <u>Growers Cooperative of Florida Protection</u> <u>Area</u> Overlay	Amendment – To be consistent with the Plan.
40	Art.18.A.3 Abbreviations and Acronyms Page 37 of 38	<u>SCO</u> <u>Scientific Community Overlay</u>	Amendment – To add SCO acronym per the Plan.

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***Notes:**

Underlined language indicates proposed new language.

Language ~~crossed out~~ indicates language proposed to be deleted.

... (ellipses) indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized* with reference in parenthesis.